

Terms & Conditions

*If you intend to make an offer on this property, you must
comply with these Terms & Conditions*

PRICING: There is no minimum price on this property. UDOT will consider offers for cash, trade for construction of an up-coming project, or trade for other land need for road purposes. The following conditions apply:

- Offers can only be submitted between August 20, 2007 and August 28, 2007.
- Deadline for the offers will be **5pm** on August 28th and offers must be received in their entirety.
- If a trade is offered, offer must completely describe the trade and the value associated with the trade.
- Any trade offer that is vague will be rejected. Value can be established by appraisal (if it is a land trade) or a breakdown of construction costs (if it involves construction).

OFFER & TERMS:

- Offers must be written on the **UDOT Purchase Contract** only.
- Offers will be evaluated by price, contingencies, due diligence period, closing date, trade value and. ability to perform.
- The best offer will be accepted on a combination of these items, not on price alone.
- UDOT may accept backup offers and may counter any offer.
- **UDOT reserves the right to reject any or all offers.**

TRADE VALUE:

- Comprehensive Engineer's Estimate for the construction improvements complete with the usual UDOT bid items and unit costs will be required if a trade for construction is submitted. Please submit this on an addendum in addition to the UDOT Purchase Contract.
- If a trade is submitted that is land for land, an appraisal or estimate of value must be included.

CLOSING:

- When an offer is accepted, earnest money must be deposited at the title company within 3 business days of acceptance.
- Earnest money shall be no less than 1% of the offer price.

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CLOSING (continued):

- No split closings are allowed. Both side will close with Southern Utah Title.
- The Closing will be with:
 - Southern Utah Title
 - Attn: Randy Cowdin
 - 20 N. Main, Ste 300
 - St. George, UT 84770
 - 435-628-0404
 - fax: 435-634-7561
 - email: randy@sutc.com
- A preliminary title report has been ordered and will be available.
- The property will be transferred by **Quit Claim Deed** not warranty deed.
- UDOT will purchase a standard owner's policy of title insurance.

PLANNING & ZONING:

- Any planning, zoning, or density questions should be directed to the City.

MAILING ADDRESS: Offers MUST be received prior to the deadline.

Utah Department of Transportation
4501 South 2700 West
Box 148420 / 4th Floor
Salt Lake City, UT 84114
Fax: 801-965-4564
Attn: Property Management / Dian McGuire
Email: dmcguire@utah.gov
Mobile: 801-633-6370